(a) A draft MOU has been prepared and provided to the cooperative societies for adoption by their respective management committees.

(b) There are no rates proposed by PWD for development charges.

(c) No, Sir.

Development Charges charged by Greater Noida Authority

1405. SHRI MOHD. KHALEELUR RAHMAN : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether some registered cooperative housing societies have approached Greater Noida Authority to reduce the development charges;

(b) if so, what is the reaction of the GNA to these proposals;

(c) whether the Greater Noida Authority is providing any concession to registered cooperative housing societies in allocation of land and fixation of developmental charges;

(d) whether the GNA is intending to offer land to builders and private colonisers at the same rates or different rates; and

(e) what is Government's policy in regard to allocation of land to registered cooperative housing societies in Greater Noida Authority area ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P.K. THUNGON) : According to information furnished by Greater Noida Authority the position is as follows :

(a) Yes.

(b) The suggestions were considered and payment plan was suitably liberalised to reduce the burden of the development charges.

(c) Cooperative societies have been given priority in the allocation of land under the group housing scheme in the earmarked residential sector according to the GNA development plan.

(d) There is no plan for offering land to private builders at present.

(e) The State housing policy regarding allocation of land to cooperative societies is as follows :

(i) The role of cooperative housing societies has been made more clear and effective.

(ii) For 60 members of the cooperative society one acre of land will be allotted but no society will be allotted more than 4 acres of land.

(iii) The land given to the society will be on lease basis. For the first ten years the lease will be in favour of the society and after that period automatically it will be transferred in favour of the members.

(iv) The internal development will be the responsibility of the society and it will be completed within 3 years. To ensure that the society does this work properly the society will deposit 50% amount of the cost of internal development in the form of bank guarantee and if the work is not done properly the Authority will encash this guarantee and will have the right to do the internal development work itself.

(v) The external development of the land given to the society will be executed by the Authority so that sewer, approach road and all the civic amenities can be arranged.

(vi) Only those cooperative societies who are recognised and approved by the U.P. Housing Board will be eligible for allotment of land.

Allotment of Land to Cooperative Housing Societies by GNA

1406. SHRI MOHD. KHALEELUR RAHMAN : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether the GNA is offering land to registered cooperative housing societies at several Kilometres away from the prime location held by them;

(b) whether the GNA would give premium to the societies for land held at prime locations;

(c) if so, at what rates and if not, the reasons therefor; and

(d) what is the proposed use of land vacated by the societies in barter for GNA's land ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P.K. THUNGON): According to information made available by Greater Noida Authority the position is as follows :

(a) GNA is offering land in the earmarked residential sectors of the GNA Outline Development Plan.

(b) and (c) The matter has been taken into consideration while determining the development charges.

(d) According to the applications available with GNA, the land use is rural zone; botanical and zoological park; Fair Ground, Roads; General Green.

Deteriorating Housing Situation in Hyderabad

1407. SHRI V. HANUMANTHA RAO: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether any study has been conducted of the rapidly deteriorating housing situation in various cities like Hyderabad;

(b) what suggestions have been conveyed to different States to control and organise their urban areas from being over populated;

(c) whether any financial support is proposed for the city administration to purchase congested inner city areas and develop them as green areas ; and

(d) if so, the details thereof ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P.K THUNGON): (a) as per the National Housing Policy the State Governments/ UTs are required to formulate perspective Plans of Action and Short-term plans for the VIII Plan for Housing taking into account various local factors. The Central Government have extended financial assistance to a few States who have come forward for preparation of Action Plan studies through some renowned research institutions. However, no request has been received from Government of Andhra Pradesh for preparation of Action Plan study.